



The City of New York

Manhattan Community Board 1

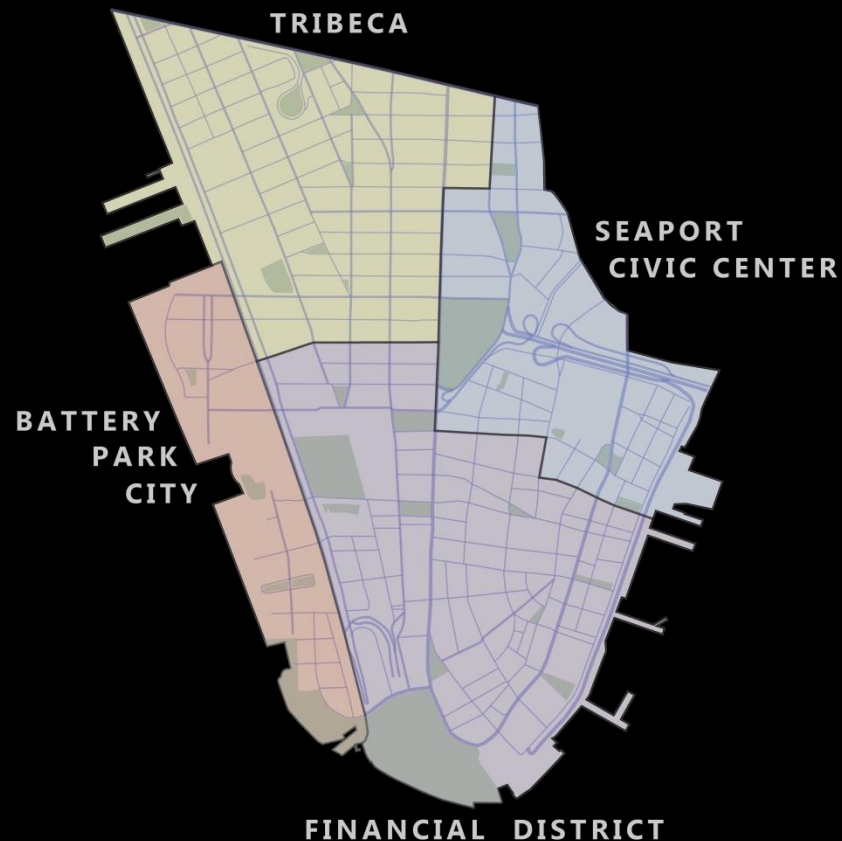
Monthly Board Meeting

Tuesday, March 28, 2017

6:00 PM

7 World Trade Center
aka 250 Greenwich Street, 10th Floor

Anthony Notaro, Chairperson
Noah Pfefferblit, District Manager
Lucy Acevedo, Community Coordinator
Diana Switaj, Director of Planning and Land Use
Michael Levine, Planning Consultant



CB1's OFFICE CONTACT

Manhattan Community Board 1
1 Centre Street, Room 2202 North
New York, NY 10007
Tel: (212) 669-7970
Fax: (212) 669-7899

Website:

<http://www.nyc.gov/html/mancb1/html/home/home.shtml>

Email: Man01@cb.nyc.gov



Manhattan Community Board 1 Public Session

Comments by members of the public (6 PM to 7 PM)

(Please limit to 1-2 minutes per speaker to allow everyone to voice their opinions)



Manhattan Community Board 1

Business Session

- Adoption of February 2017 minutes
- District Manager's Report – N. Pfefferblit
- Chairperson's Report – A. Notaro

Manhattan Community Board 1

Chairperson's Report

March 28, 2017

CHAIRPERSON REPORT

MARCH 2017

- CB Member Interviews March 4th:
 - New Applicants
 - Reapply
 - 1,000 applications from Manhattan
 - Currently five openings on CB1
 - Deputy Borough President Bonilla “Hindsight – Oversight and Foresight”
- Borough Board Meeting
 - Having the Lower Manhattan Coastal Resiliency (LMCR) task force see first hand what the area suffered and what we must address both short and long term
 - Turnaround: Fixing NYC’s Buses

Turnaround: Fixing New York City's Buses



TransitCenter

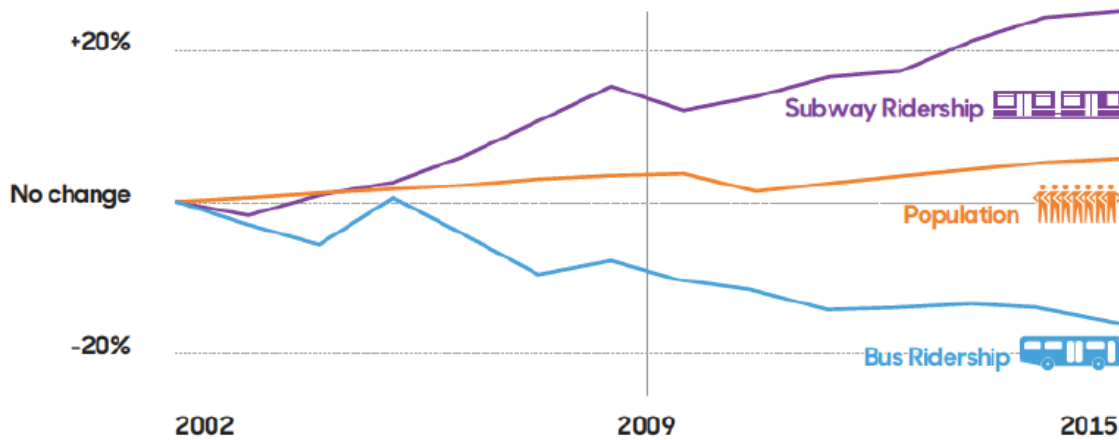
**RIDERS
ALLIANCE**

TRI-STATE TRANSPORTATION CAMPAIGN
Mobilizing the Region

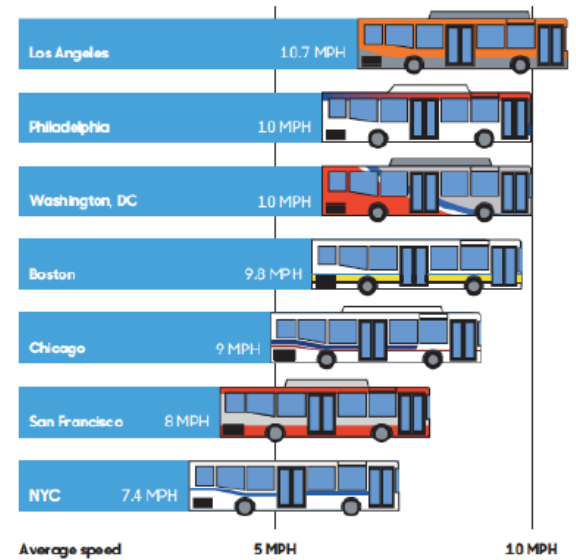
**NYPIRG
Straphangers
Campaign**

Buses in New York are slow, unreliable, and increasingly unpopular

Relative Change in NYC Transit Ridership and Population Since 2002



Average Typical Weekday Speeds, 2014



Buses Need to be Competitive

- New research shows TNCs (e.g. Uber, Lyft), are growing rapidly & causing increased traffic congestion, especially in Manhattan
- To compete, bus travel times and reliability must improve

Changes in ridership by mode, 2015 to 2016

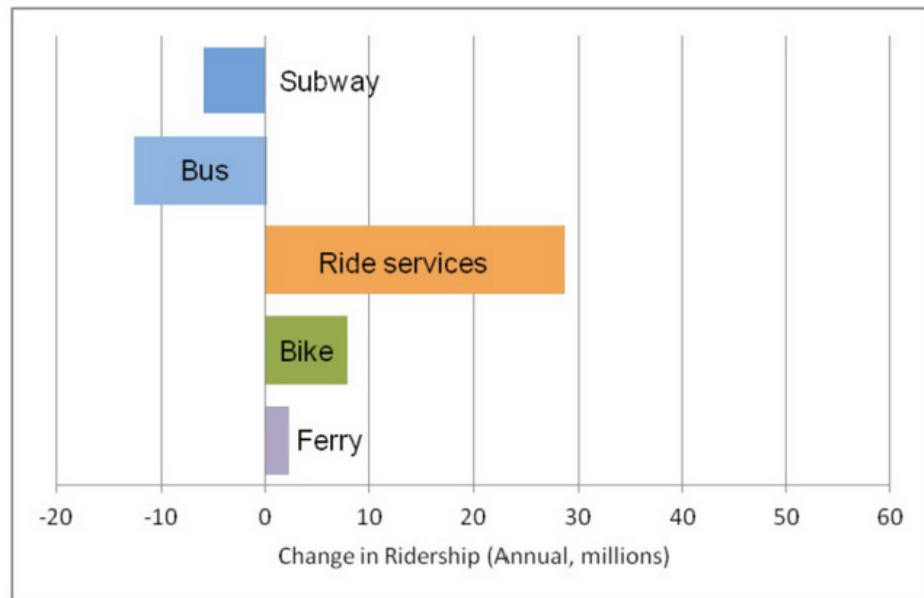


Image: Bruce Schaller

Practical Strategies for NYC buses

Redesign Bus Network & Routes



Adopt Better Methods to Keep Buses on Schedule



Transform How We Board



Make Using the Bus Easy and Intuitive



Design Streets to Prioritize Buses



Increase Transparency About Bus Performance



Bus Turnaround 2017 Priorities

- All-door boarding
- Transit signal priority
- Street priority for buses

What's Next?

- We're organizing riders throughout the city to advocate for better buses
- We'll reach out to hear your thoughts and ask you to sign on to Bus Turnaround in the coming weeks

space required
to transport **60 people**



car



bus



bicycle

CHAIRPERSON REPORT

MARCH 2017

- Downtown Alliance Board Meeting
 - Spotify takes space on 4 WTC
 - Port Authority approves one seat ride from WTC to Newark Airport – 2 mile extension of PATH
 - Fearless Girl
- New Committees and member sign-up – Kudos to staff
- Liquor License Stipulations

Manhattan Community Board 1 Liquor License Stipulations

I, _____, as a qualified representative of _____,
located at _____, New York, New York, agree to

the following stipulations for the applicant's Method of Operation:

- (1) My hours of operation will be _____ Sunday – Thursday and _____ Friday – Saturday
(I understand this to mean that all patrons will be cleared from the establishment at the specified hour).
- (2) I will operate a full-service restaurant, (please describe type of restaurant): _____
_____ with full food service until _____ hour(s) before closing.
- (3) I will install soundproofing (please describe type and locations) _____

- (4) I will have: DJs Yes No Live music Yes No Promoted events Yes No
Cover fee events Yes No Scheduled performances Yes No
- (5) I will play recorded background music only, consisting of _____
_____. If it can be heard outside, or by neighbors, it is not background music.
- (6) I will close all doors and windows by _____ Sun-Thurs and _____ Fri-Sat. I will not have French doors or windows.
- (7) I will employ a doorman/security personnel on the following days and hours: _____
- (8) I will actively manage crowds congregating on the street at night, to minimize disturbances to residents.
- (9) I will not apply to the SLA for an alteration to the method of operation agreed to by this stipulation without first notifying
Community Board 1.
- (10) I intend to apply for a sidewalk café license. Yes No
- (11) I intend to apply for a cabaret license. Yes No
- (12) I will conspicuously post this stipulation form beside my liquor license inside of my business.
- (13) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will
revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: _____ Phone Number: _____

Alternate Contact: _____ Phone Number: _____

(14) I will (additionally): _____

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed Dated

Sworn to this _____ day of _____
Notary Public

Manhattan
Community Board 1
Liquor License Stipulations



Fearless Girl Statue

Will remain until the next International Women's Day, on March 8, 2018

Manhattan Community Board 1 Committee Reports

Executive – A. Notaro, Jr.

- 1) New committee structure – Report

Manhattan Community Board 1 Committee Reports

Financial District – S. Cole

- 1) William Street Plaza Zoning Text Amendment – Resolution
- 2) 140 Broadway, Board of Standards and Appeals application for a special permit to allow operation of a physical culture establishment – Resolution
- 3) 88 Broad Street, small unenclosed sidewalk café application for OBBM, LLC d/b/a Broadstone Tap House – Resolution
- 4) Applications for alteration of existing restaurant liquor licenses for sale of alcohol outdoors – Resolution
 - 83 Pearl Street, application for alteration of a restaurant liquor license for 55 Stone Rest, Inc. d/b/a Mad Dog & Beans
 - 79 Pearl Street, application for alteration of a restaurant liquor license for Ret Ventures LTD. d/b/a Route 66 American BBQ
 - 19 South William Street, Liam Street Venture Ltd. d/b/a Bavaria
 - 85 Pearl Street, application for alteration of a restaurant liquor license for 85 Pearl Street Venture Ltd. d/b/a Stone Street Pub

Manhattan Community Board 1 Committee Reports

Financial District – S. Cole

- 57 Stone Street, Vintry LLC d/b/a Vintry Wine & Whiskey
 - 95 Pearl Street, Pearlstone Restaurant LLC d/b/a Ulysses' Folk House
 - 55 Stone Street, 55 Stone Street LLC d/b/a Growler Bites & Brews
 - 1 Hanover Square, One Hanover LLC d/b/a Harry's
 - 54 Stone Street, Pizza on Stone LLC d/b/a Adrienne's Pizza Bar
 - 21-23 S William Street (45 Stone Street), 45 Stone Street Venture, LTD. d/b/a The Dubliner
 - 81 Pearl Street, 81 Pearl Street venture LTD. d/b/a Beckett's Restaurant
 - 53 Stone Street, Smorgas Chef LLC d/b/a Smorgas Chef
- 5) 6 Water Street, application for a new hotel liquor license application for AI IV LLC, AI Operating IV LLC and AI Manager IV LLC d/b/a Hilton Garden Inn – Resolution
- 6) 180 Water Street, application for restaurant wine, beer & cider license for IKRG – Midtown West, LLC d/b/a Academia Barilla Restaurants – Resolution




Manhattan Community Board 1 Committee Reports

Financial District – S. Cole

- 7) 61-69 Barclay Street, application for a new bar/lounge liquor license for If Not Now LLC d/b/a TBD – Resolution
- 8) 27 Park Place (24 Murray Street), application for renewal of a bar/tavern liquor license for MXK Restaurant Corp. d/b/a Remix – Resolution
- 9) Ziuva USA Cultural Foundation; Street Activity Permit Office application for Romania Day Festival; Sunday, May 14, 2017; Broadway between Liberty Street and Battery Place; Whitehall Street between Stone Street and Morris Street – Resolution
- 10) Bowling Green Association; Street Activity Permit Office application for Columbus Day Festival; Monday, October 9, 2017; 10:00AM – 6:00PM; Whitehall Street between Stone Street and Water Street; Broadway between Morris Street and Stone Street; Broadway between Liberty Street and Battery Place – Resolution
- 11) Independence Plaza North Tenants Association; Street Activity Permit Office application for Veteran’s Day Festival; Friday, November 10, 2017; Broadway between Liberty Street and Battery Place – Resolution

130 William Street Plaza – Zoning Text Amendment



LEGEND	
	PROPOSED BUILDING
	SURROUNDING BUILDINGS
	PROPOSED PLAZA

1 SITE PLAN
SCALE: 1/16"=1'-0"

130 WILLIAM STREET



3/24/2017

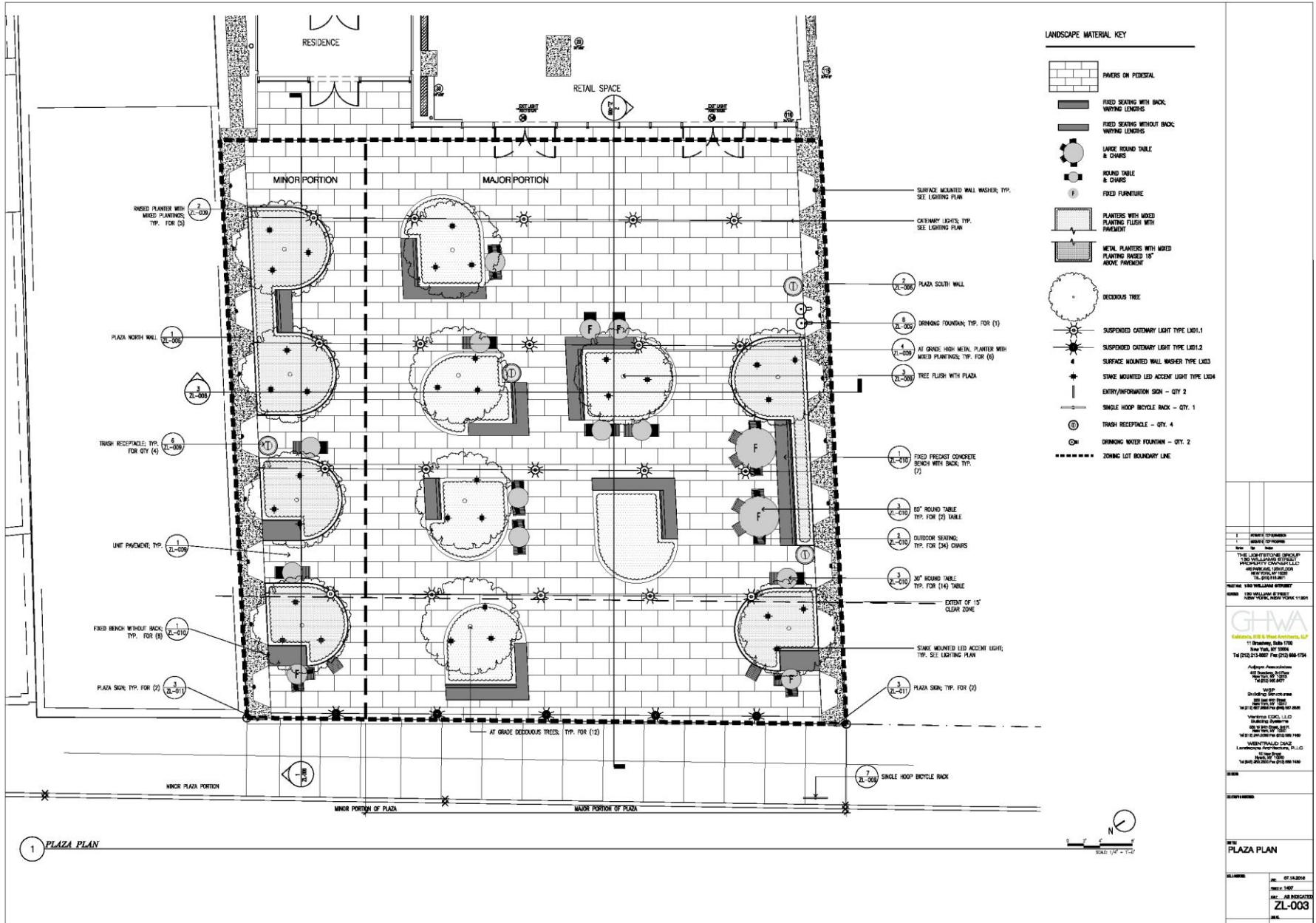
130 William Street Plaza – Zoning Text Amendment



130 William Street Plaza – Zoning Text Amendment

- Plaza designed for residential users and fully complies with all current City Planning design standards
- Owner responsible for all ongoing maintenance
- Provides amenities, all meeting or in excess of requirements, as follows:
 - 175 linear feet of seating, including 34 moveable seats with backs and 60 lf of fixed seats with backs
 - 1094 sf of planting and 12 trees
 - Overhead and fixed lighting
 - 4 litter receptacles
 - 1 drinking fountain

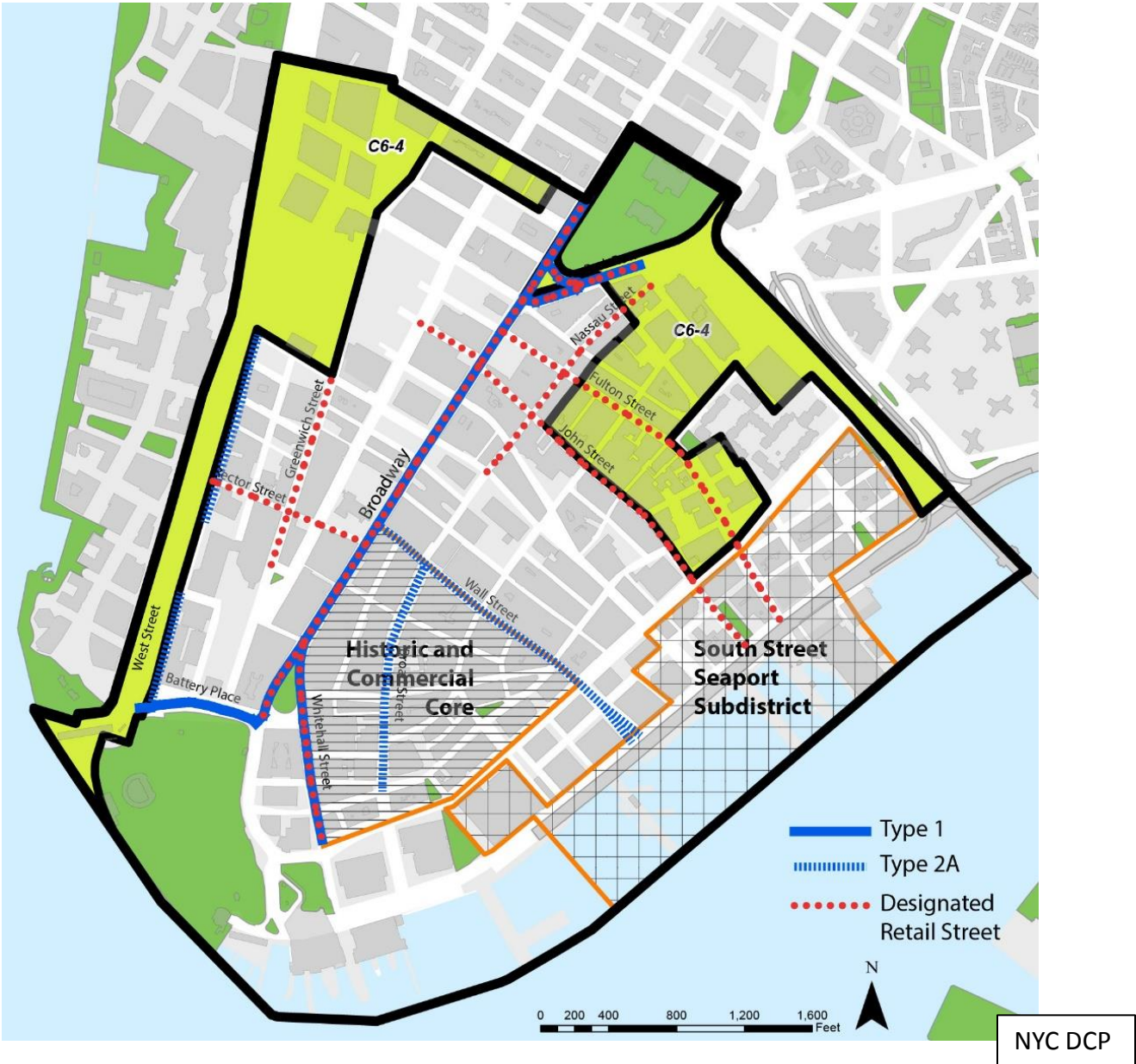
130 William Street Plaza – Zoning Text Amendment



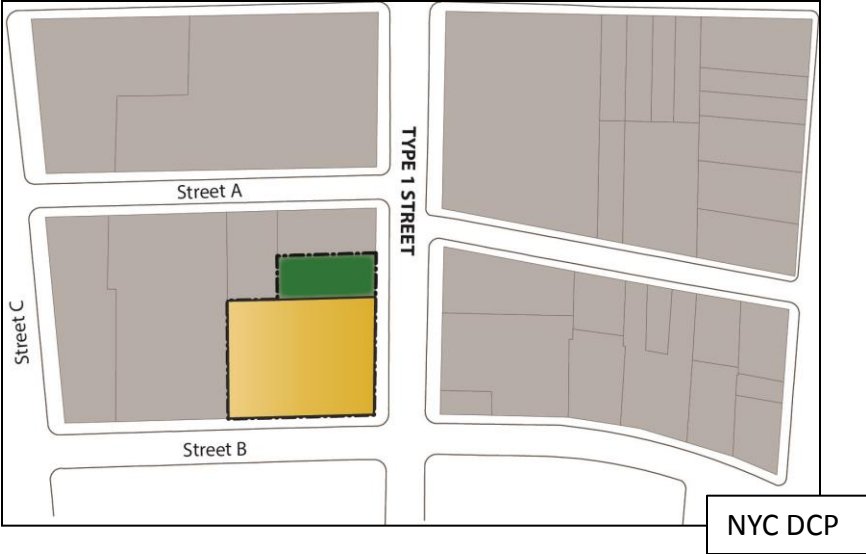
130 William Street Plaza – Zoning Text Amendment

- Intended to clarify original text of Special Lower Manhattan District regarding plazas
- Existing text is unclear as to where plazas can be located on certain properties with two street frontages
- Text will allow plazas, in C6-4 districts, on properties with two street frontages, provided that the plaza is not located on or within 50 feet of “designated retail street” or “Type 1 or Type 2A street wall street”

130 William Street Plaza – Zoning Text Amendment



130 William Street Plaza – Zoning Text Amendment



Existing Text: **NOT PERMITTED**

Proposed Text: **NOT PERMITTED**



Existing Text: **NOT PERMITTED**

Proposed Text: **PERMITTED**

Manhattan Community Board 1 Committee Report

Battery Park City – N. Segarra

- 1) Senator Daniel Squadron's proposed legislation to ensure that a majority of members of the Battery Park City Authority are Battery Park City residents – Resolution
- 2) Allied Universal Ambassadors – Update
- 3) CB1 committee restructuring – Update
- 4) Assemblymember Glick's legislative and community priorities – Update
- 5) Battery Park City Authority – Updates

Manhattan Community Board 1 Committee Reports

Landmarks – R. Byrom

- 1) 14 White Street, application for new seven-story mixed-use building – Resolution
- 2) 54 Franklin Street, application for replacement of vault lights – Resolution
- 3) 41 Park Row, application for façade alterations – Resolution
- 4) 209 Broadway application for handicapped accessibility ramp for St. Paul Chapel – Resolution

14 White Street

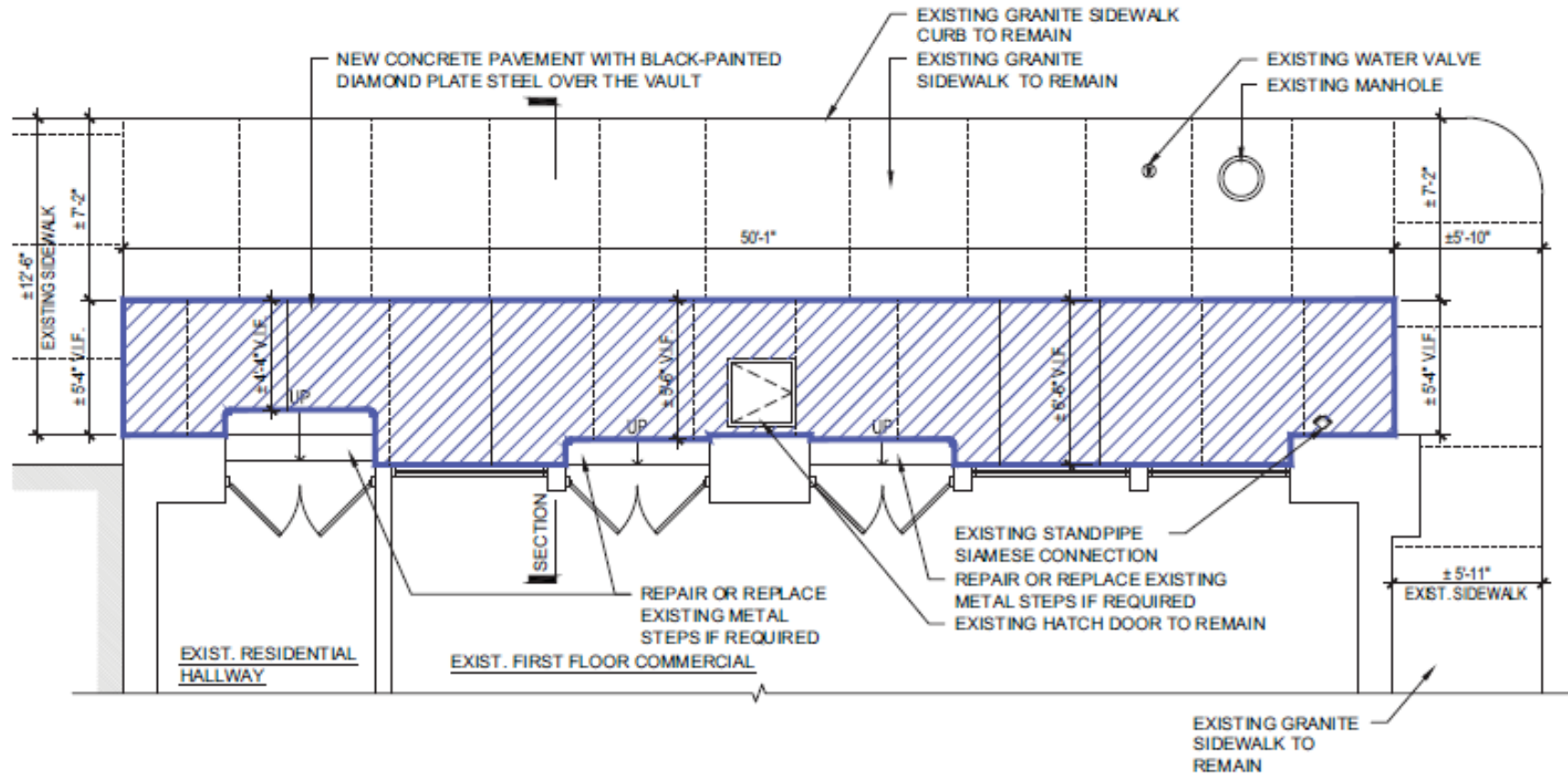


54 Franklin Street

54 FRANKLIN STREET - SIDEWALK VAULT LIGHT REPLACEMENT

PROPOSED PLAN

- APPROXIMATELY 288 SF



41 Park Row



VIEW OF PROPOSED

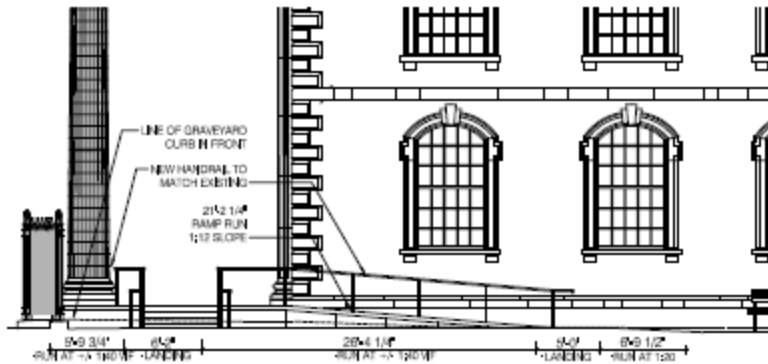
PACE UNIVERSITY
Pace University Student Landscape
Pace University

02/28/17 23

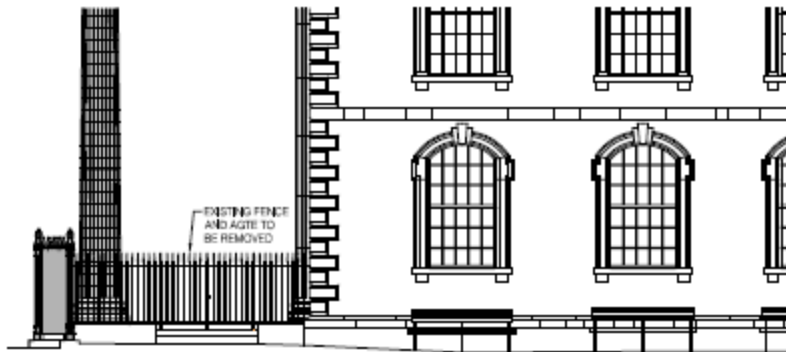
FX FOWLE

© 2018 FX FOWLE ARCHITECTS, LLP | ALL RIGHTS RESERVED

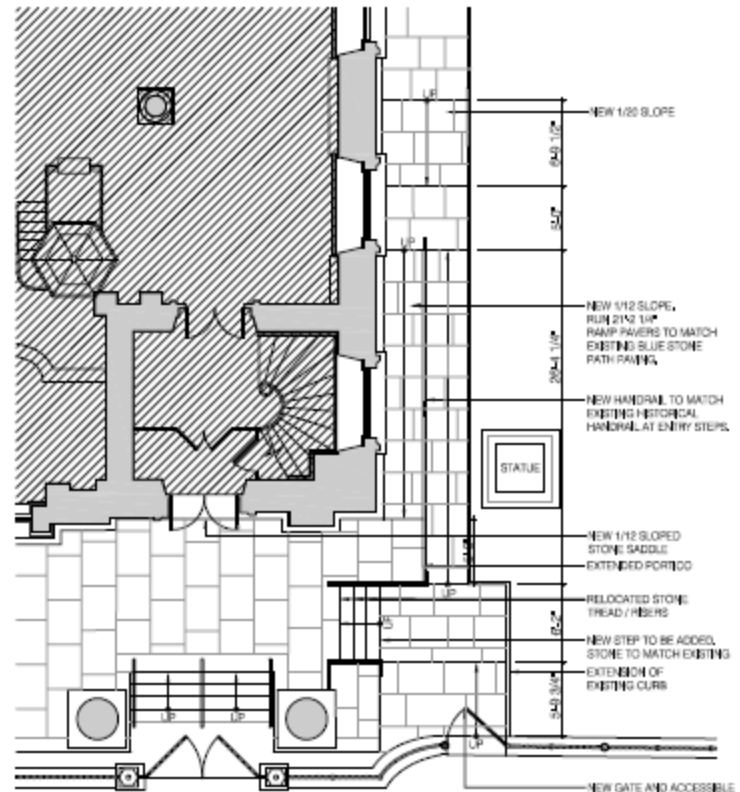
209 Broadway



03 PROPOSED SECTION
SCALE 1/8" = 1'-0"



02 EXISTING SECTION
SCALE 1/8" = 1'-0"

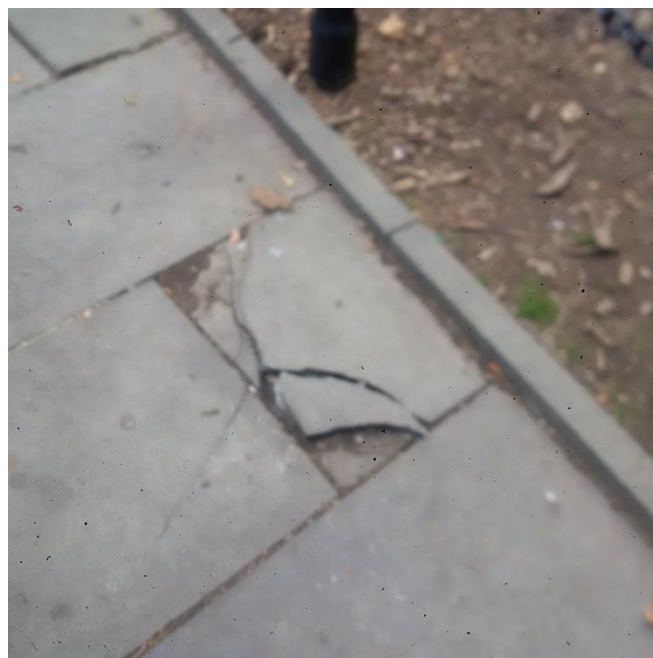


01 PROPOSED PLAN
SCALE 1/8" = 1'-0"

Manhattan Community Board 1 Committee Reports

Seaport/Civic Center – P. Hovitz

- 1) 9-11 Fulton Street, application for a restaurant/beer garden liquor license for an entity to be formed by William Zafiros and Aristotle Hatzigeorgiou – Resolution
- 2) City Hall Park – Resolution



City Hall Park – Winter 2017



City Hall Park – Winter 2017

Manhattan Community Board 1 Committee Reports

Quality of Life – P. Moore

- 1) Fare for All – Resolution
- 2) Neighborhood Support Teams, Request for Expressions of Interest – Report
- 3) NYC Department of Sanitation – Report
- 4) 2017 TD Five Boro Bike Tour – Report

Fair Fares:

A Campaign for Half-Price Fares on MTA Subways and Buses for Low-Income New Yorkers

Community Board 1

Quality of Life Committee

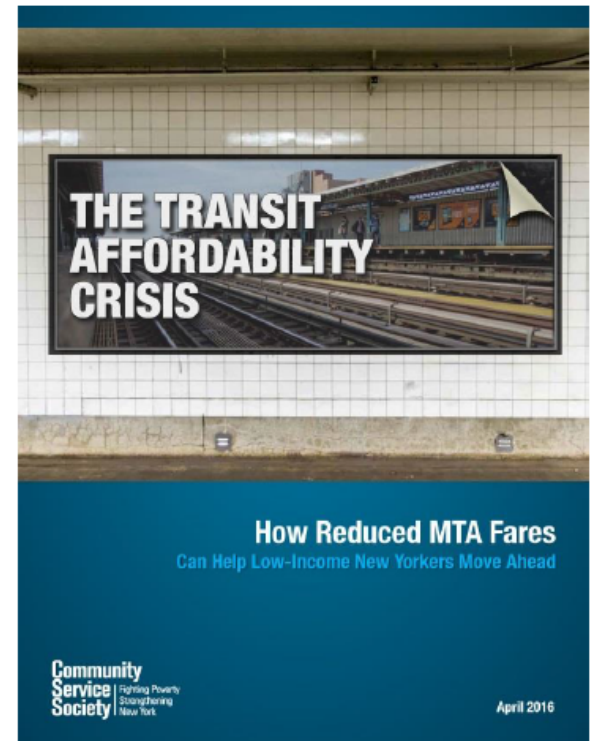
March 16, 2017

The turnstile that should be the gateway to economic opportunity is instead becoming a barrier

- 27% of working-age low-income New Yorkers often can't afford the fare according to Unheard Third survey (2015)
- Transit expenses exceed over 10% of family budgets for the working poor
- Subway and bus fares rose 45% between 2007-15, 6 times faster than than average salaries in NYC according to State Comptroller report—and that's before the latest fare hike goes into effect March 19th

Our proposal: Half-fare for working age city residents living in poverty

- Roughly 800,000 would be eligible
- But closer to half would take it up
- Participants would save \$726/year off the cost of 12 monthly passes at the new fare of \$121



It's feasible, advances the Mayor's vision of a more equitable city, and we can afford it

- **The City can do this:** Mayor has the authority without Albany
- **Projected cost:** about \$200 million a year in foregone farebox revenue, plus administrative costs
- **Tiny share of City budget:** 0.25% of proposed \$84.7 billion budget
- **Offsetting savings:** HRA spending on MetroCards, criminal justice
- **How it could work:** HRA could determine eligibility and then MTA could issue half-fare cards like it does for seniors
- **Timing:** propose including funds in Mayor's FY18 executive budget, an election year with a planned MTA fare increase

Getting attention and gaining support

- **Editorial support** from NYT, Daily News, El Diario, The Amsterdam News, amNewYork, named one of best ideas of 2016 by City & State
- **48 organizations signed on:** transit advocates, low-wage workers, legal, economic justice, and workforce development groups, and unions: 1199, RWDSU, 32BJ, TWU, and NYSNA
- **Employers:** benefit from being able to draw on a vast labor pool
- **Polling shows public support:** 73% in favor
- **Political support from 32 Council Members, Public Advocate, City Comptroller, 4 Borough Presidents**

Manhattan Community Board 1 Committee Reports

Planning – P. Kennell

- 1) Centre Street, William St, Park Row & Pearl Street Bike Lanes – Report
- 2) 42 Trinity Place Development – Report
- 3) East River Skyway Project – Report
- 4) 54 Fulton Street, NYC Department of Housing Preservation and Development application for 421-a tax incentive program – Report



LOWER MANHATTAN

Bike and Pedestrian Safety Improvements

Presented to Manhattan Community Board 1
March 13, 2017



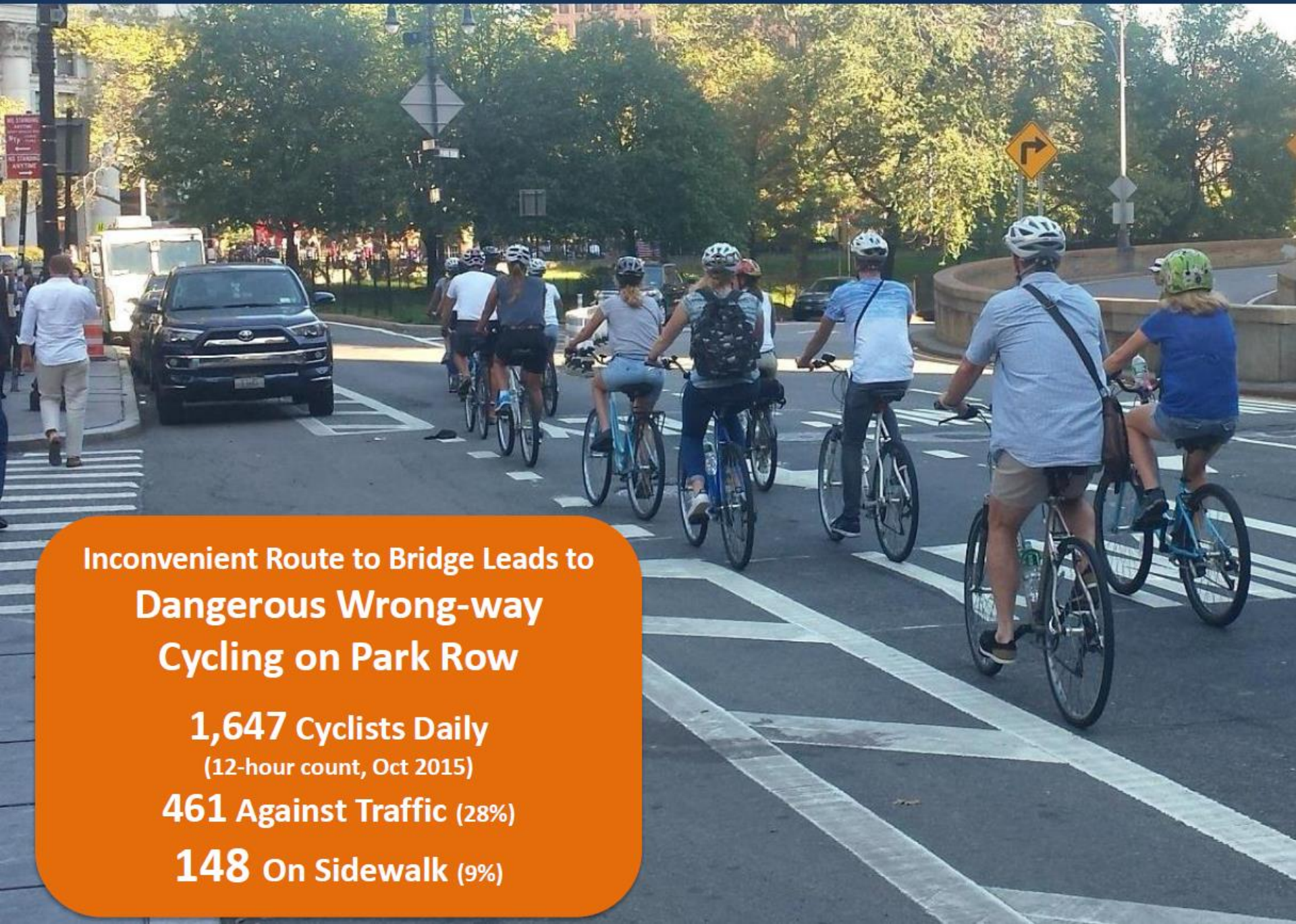
CENTRE ST / PARK ROW

1

Existing signed route to bridge from Battery Park and Financial District requires that cyclists take

- **Substantial detour**
- **Challenging section of Church St**





Inconvenient Route to Bridge Leads to Dangerous Wrong-way Cycling on Park Row

1,647 Cyclists Daily
(12-hour count, Oct 2015)

461 Against Traffic (28%)

148 On Sidewalk (9%)

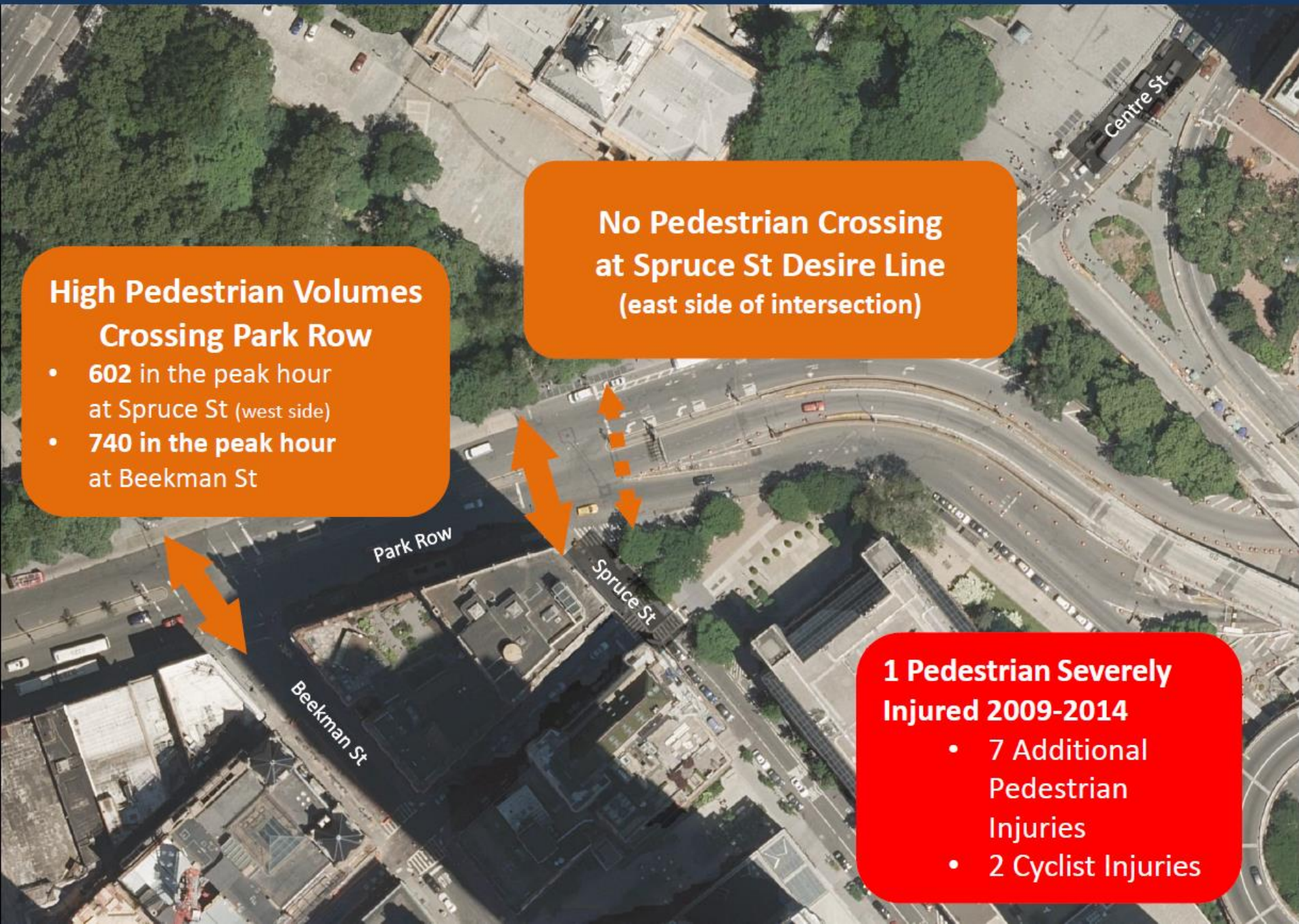
High Pedestrian Volumes Crossing Park Row

- 602 in the peak hour at Spruce St (west side)
- 740 in the peak hour at Beekman St

No Pedestrian Crossing at Spruce St Desire Line (east side of intersection)

1 Pedestrian Severely Injured 2009-2014

- 7 Additional Pedestrian Injuries
- 2 Cyclist Injuries



City Hall

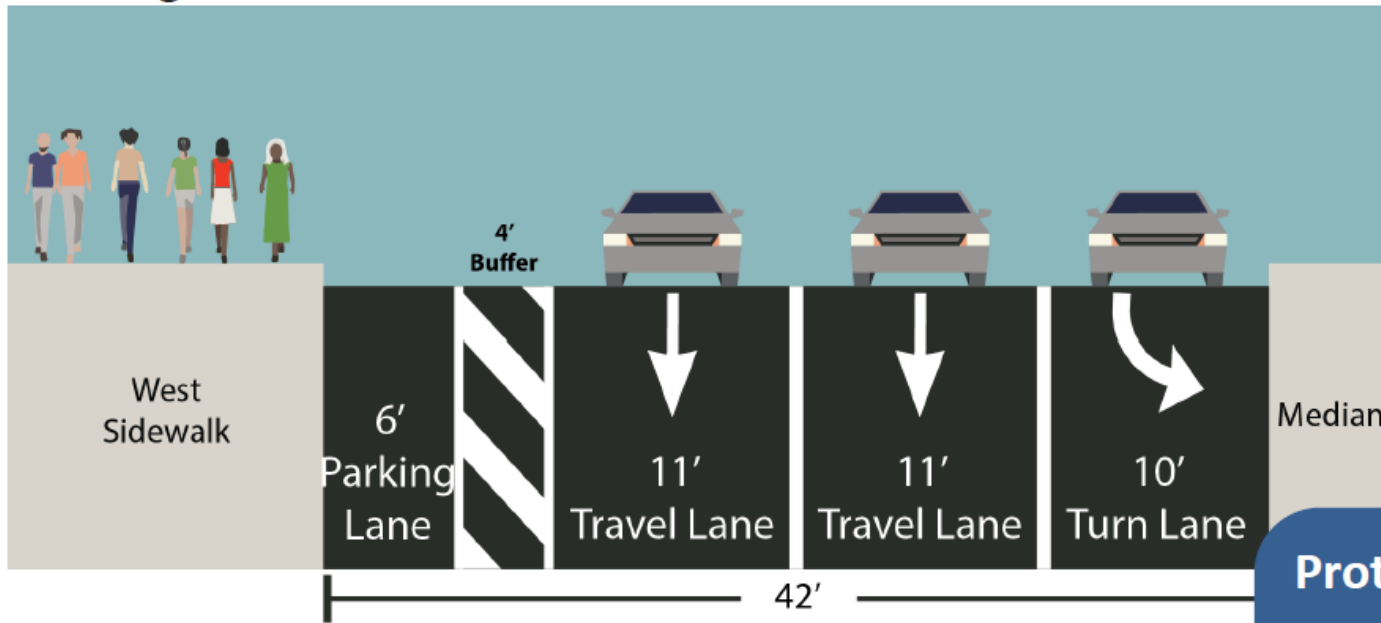
9 New Placard Parking Spaces
added along expanded median
to replace 4 spaces
+5 Net Gain in Placard Parking

Short-term Loading/Unloading
maintained in front of City Hall
while preserving traffic flow



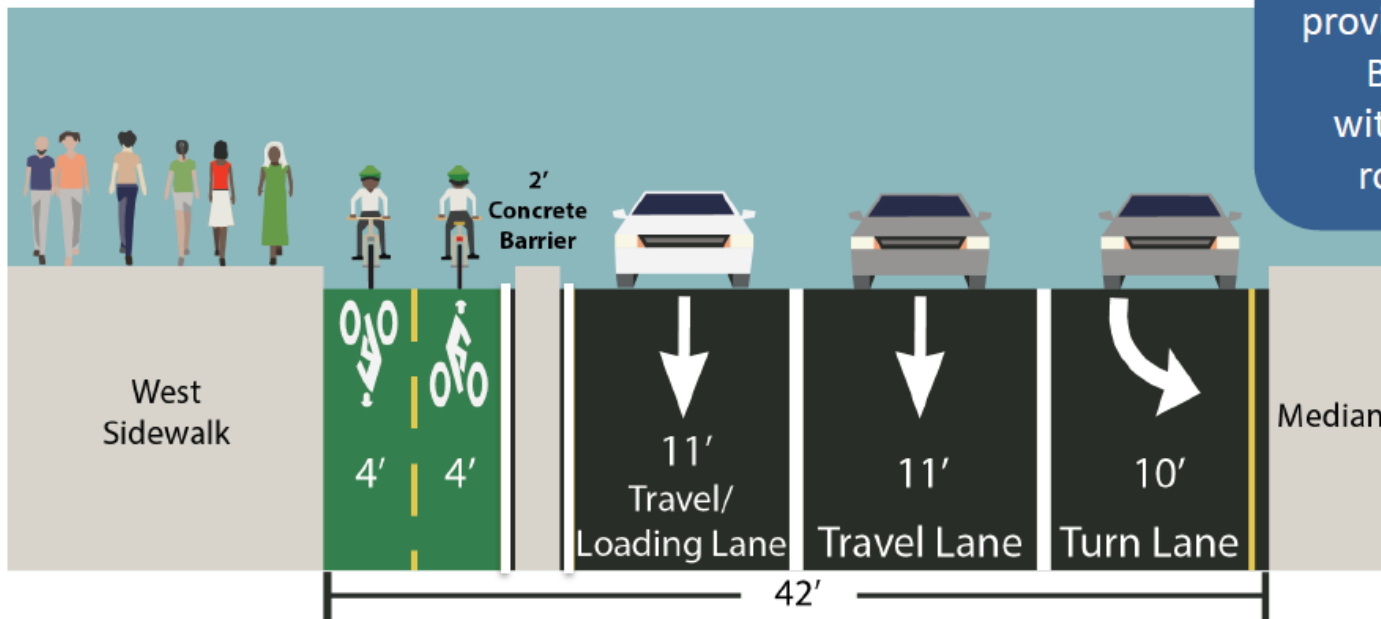
Pace University

Existing



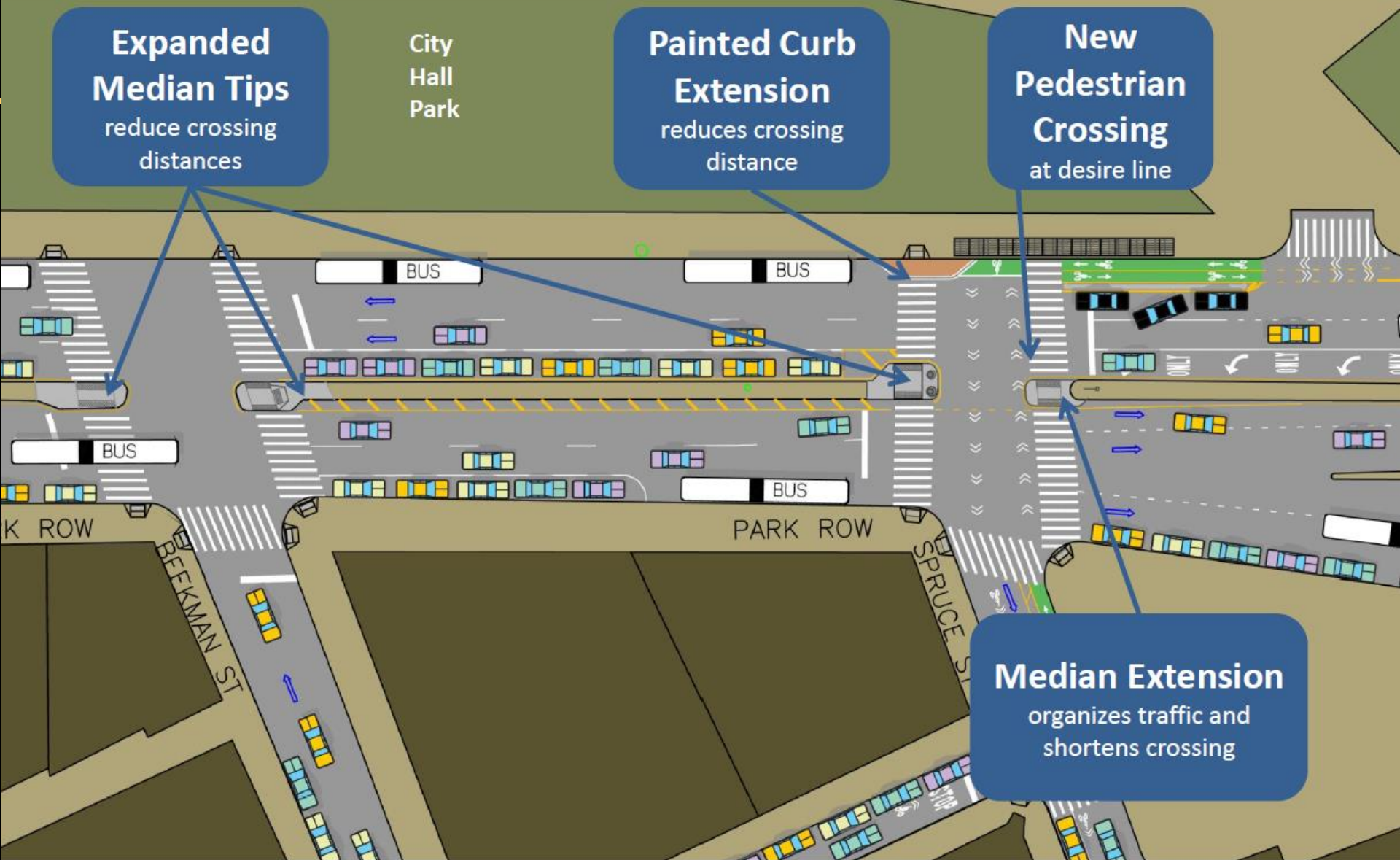
Protected Two-way Bike Lane

provides access to/from Brooklyn Bridge, with no reduction in roadway capacity



Proposed Design – Pedestrian Improvements

Centre St / Park Row



CENTRE ST / PARK ROW Project Summary

Bike Access to the Brooklyn Bridge

- Two-way protected bike lane provides safe, direct access to and from bridge path for 1,500+ cyclists daily
- 500+ cyclists riding contraflow or on sidewalk accommodated on street, improving safety for everyone
- Bike lanes and shared lanes connect Battery Park and Financial District to Centre St/Park Row and bridge

Parking Changes

- Short-term loading/unloading maintained in front of City Hall
- 9 new placard parking spaces on expanded median replace 4 placard parking spaces removed for bike lane

Pedestrian Crossings

- New pedestrian crossing at desire line on east side of intersection with Spruce St
- Pedestrian crossings at Spruce St and Beekman St shortened by expanded median tips, curb extension, and extended medians



LOWER MANHATTAN
BICYCLE NETWORK

2



Proposed New Bike Route to Bridge

Half-mile shorter
4 fewer intersections
Avoids Church St

+ 2.3 Miles of Bike Network

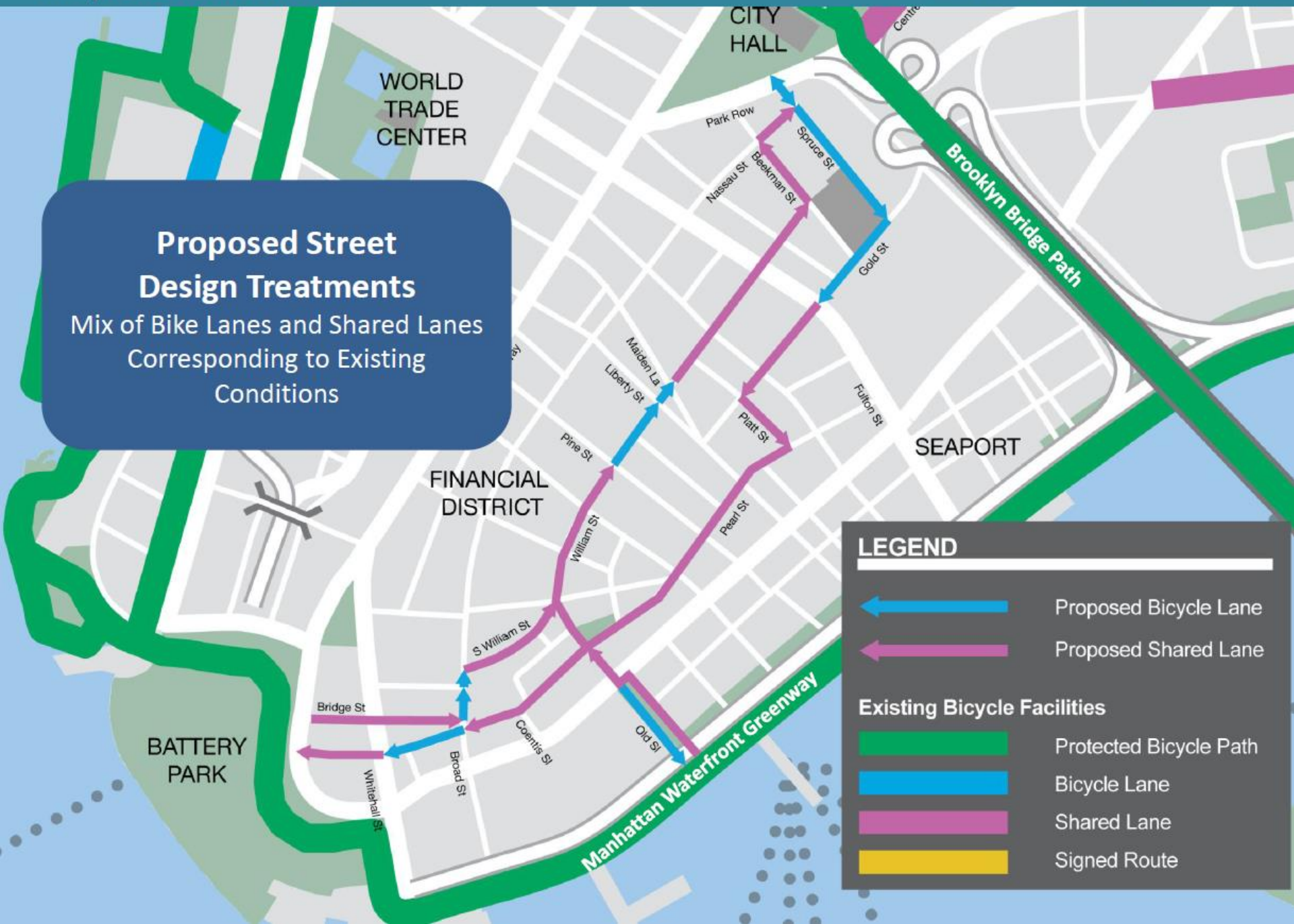
Bike lanes and shared lanes connecting City Hall to the Financial District and Battery Park



	Proposed Bike Route
	Existing Signed Bike Route

Proposed Street Design Treatments

Mix of Bike Lanes and Shared Lanes
Corresponding to Existing Conditions



LEGEND

-  Proposed Bicycle Lane
-  Proposed Shared Lane
- Existing Bicycle Facilities**
-  Protected Bicycle Path
-  Bicycle Lane
-  Shared Lane
-  Signed Route

- **Creates direct route between Brooklyn Bridge and Battery Park**
- **Connects to new bike infrastructure**
- **Improves safety and wayfinding for cyclists**
- **Improves access to Citi Bike Stations**
- **Maintains curb access and parking**



**77 Greenwich Street
Project Update
Community Board 1 Planning Committee
March 13, 2017**



Project/Team Overview

- **Trinity Place Holdings Inc.** (NYSE: TPHS) founded 2012
- New building 38 stories (500') tall
 - *Nearby:* 50 West (784'), 61 Broadway (443'), 111 Murray (792'), 30 Park Place (937')
- Base Building Architect: **FXFOWLE**
- Interior Architect: **Deborah Berke Partners**
- SCA Architect: **Dattner Architects**
- Elementary school to occupy first 8 floors, with shared ground and mechanical floors
- 7,500 SF of neighborhood amenity retail (at grade and in cellar)
- 90 condominiums beginning 150' above street level

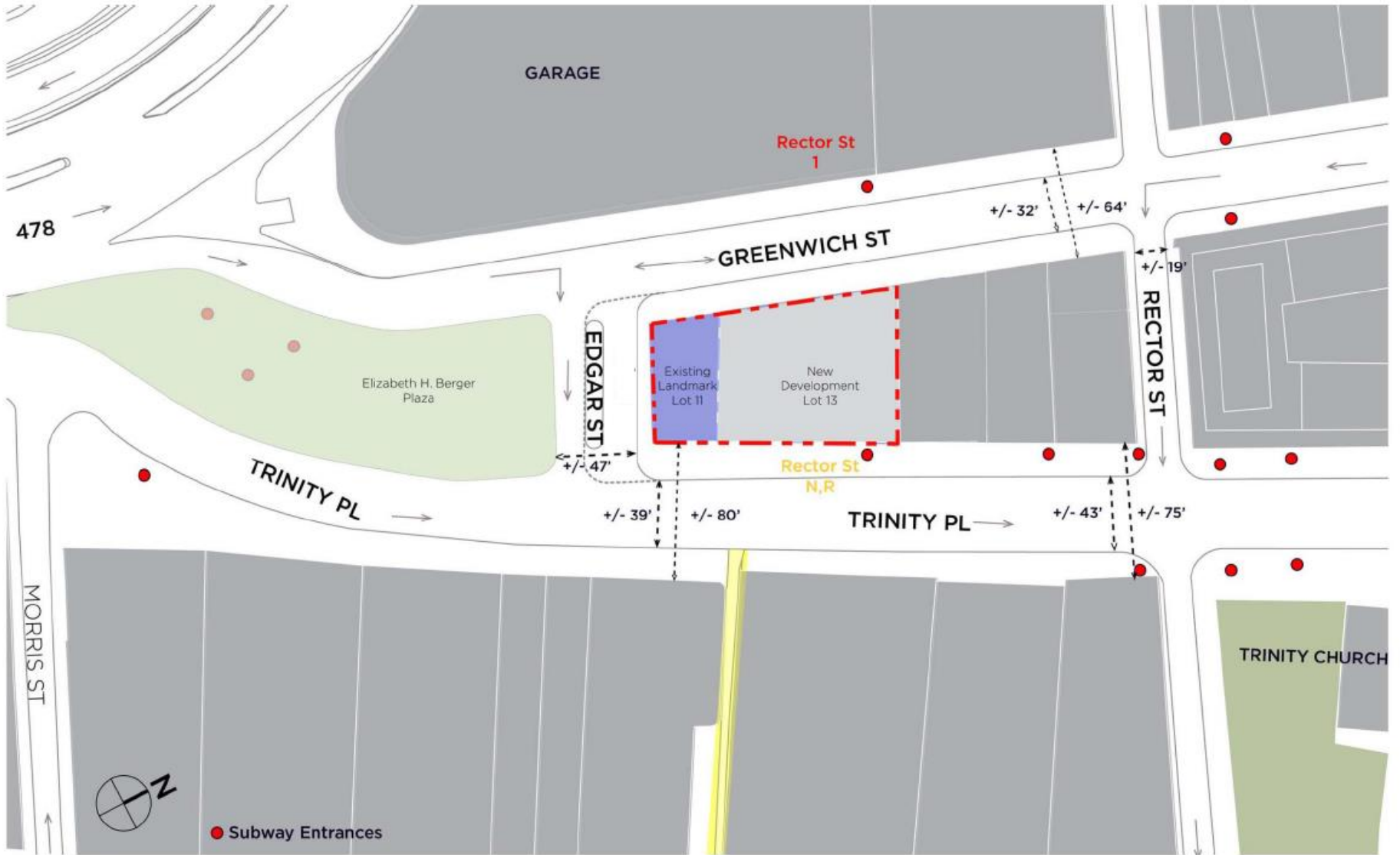
LANDMARK BUILDING
67 GREENWICH (28 - 30 TRINITY)
TO REMAIN

FORMER SYMS LOCATION
42 TRINITY PLACE

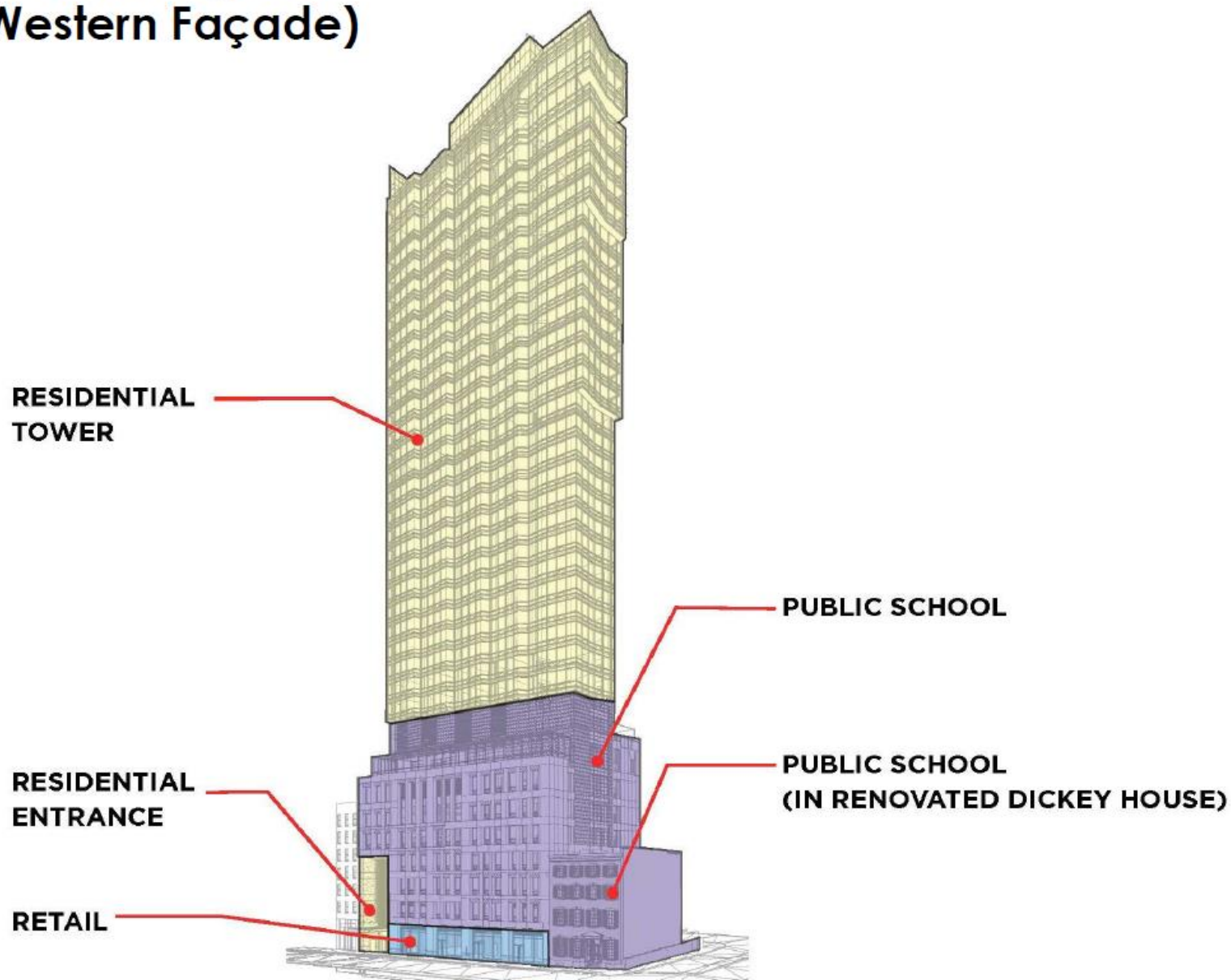


EXTENSION
TO LANDMARK
BUILDING TO BE
REMOVED

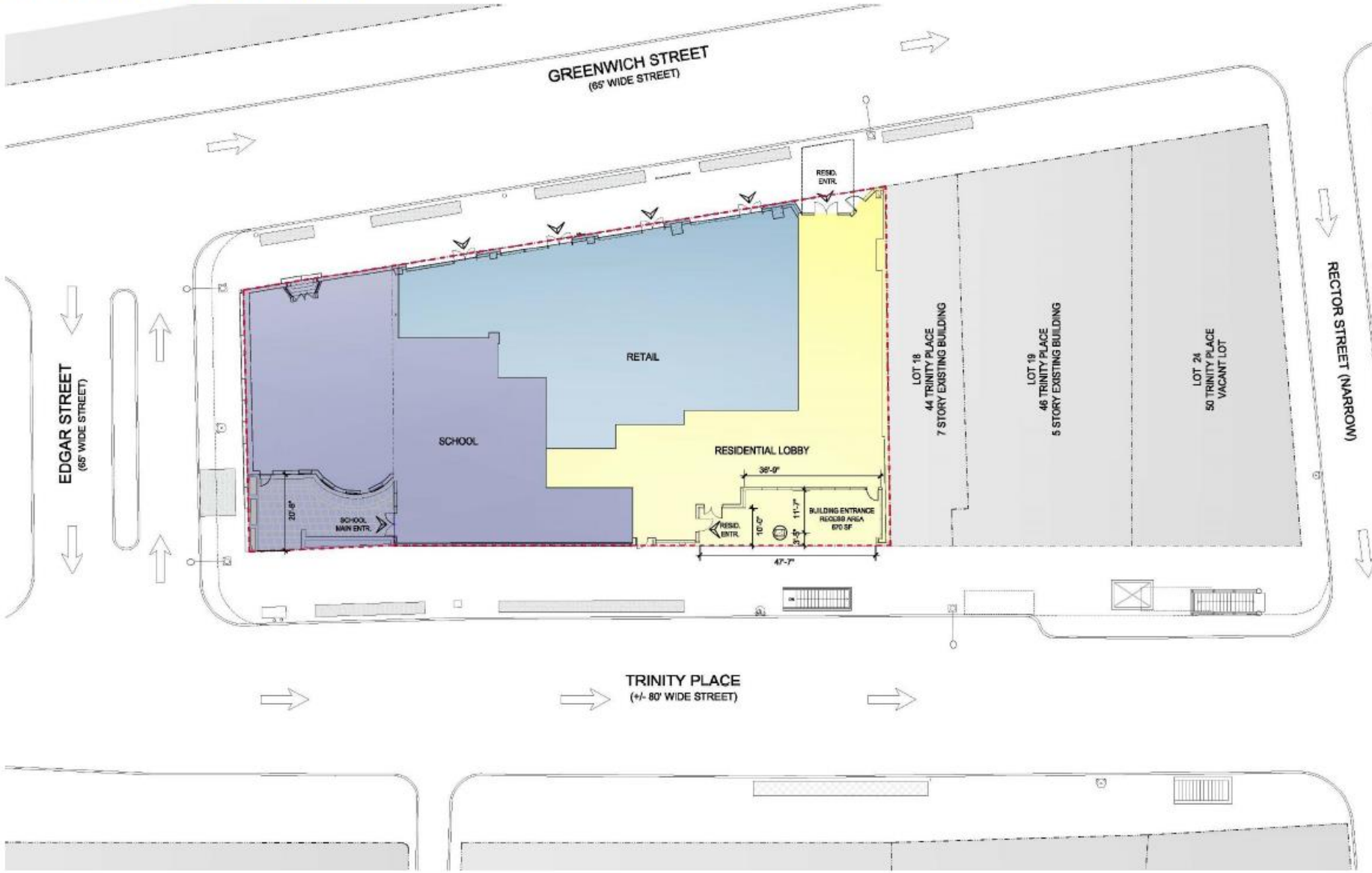
Location



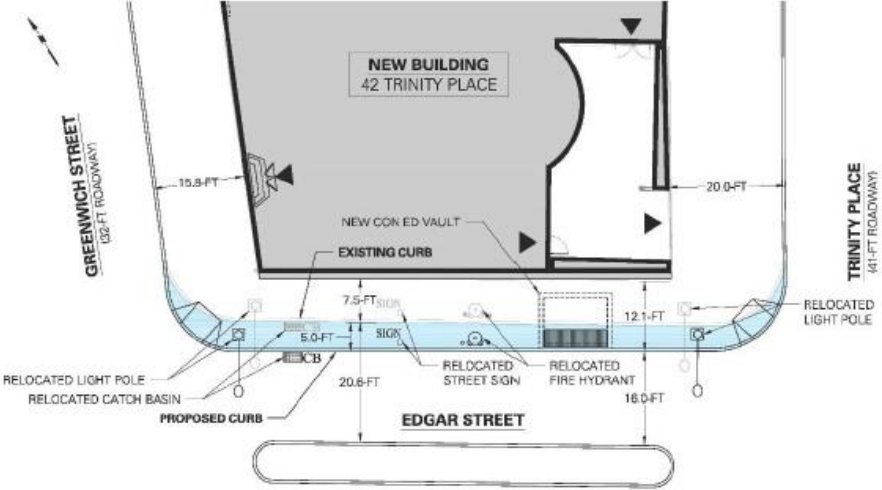
Development Program (View of Western Façade)



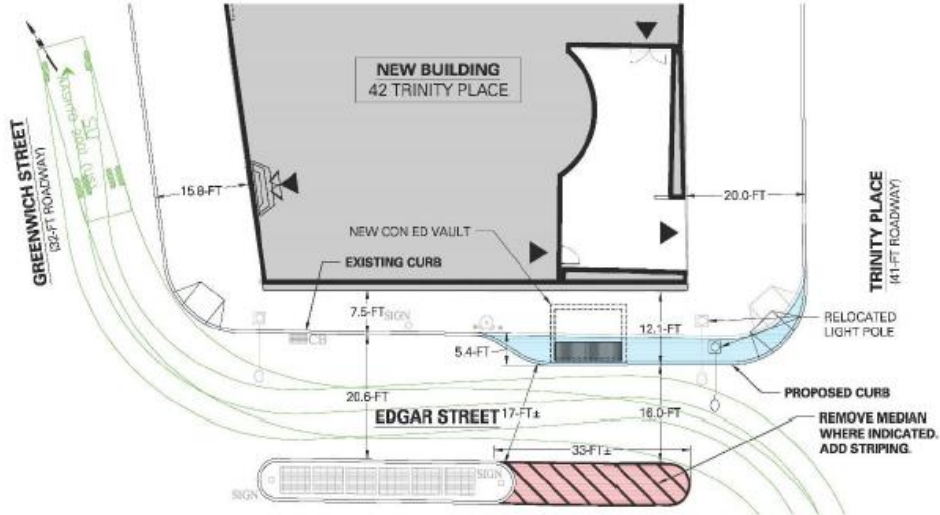
Ground Floor Plan



Edgar Street Widening (Alternates)

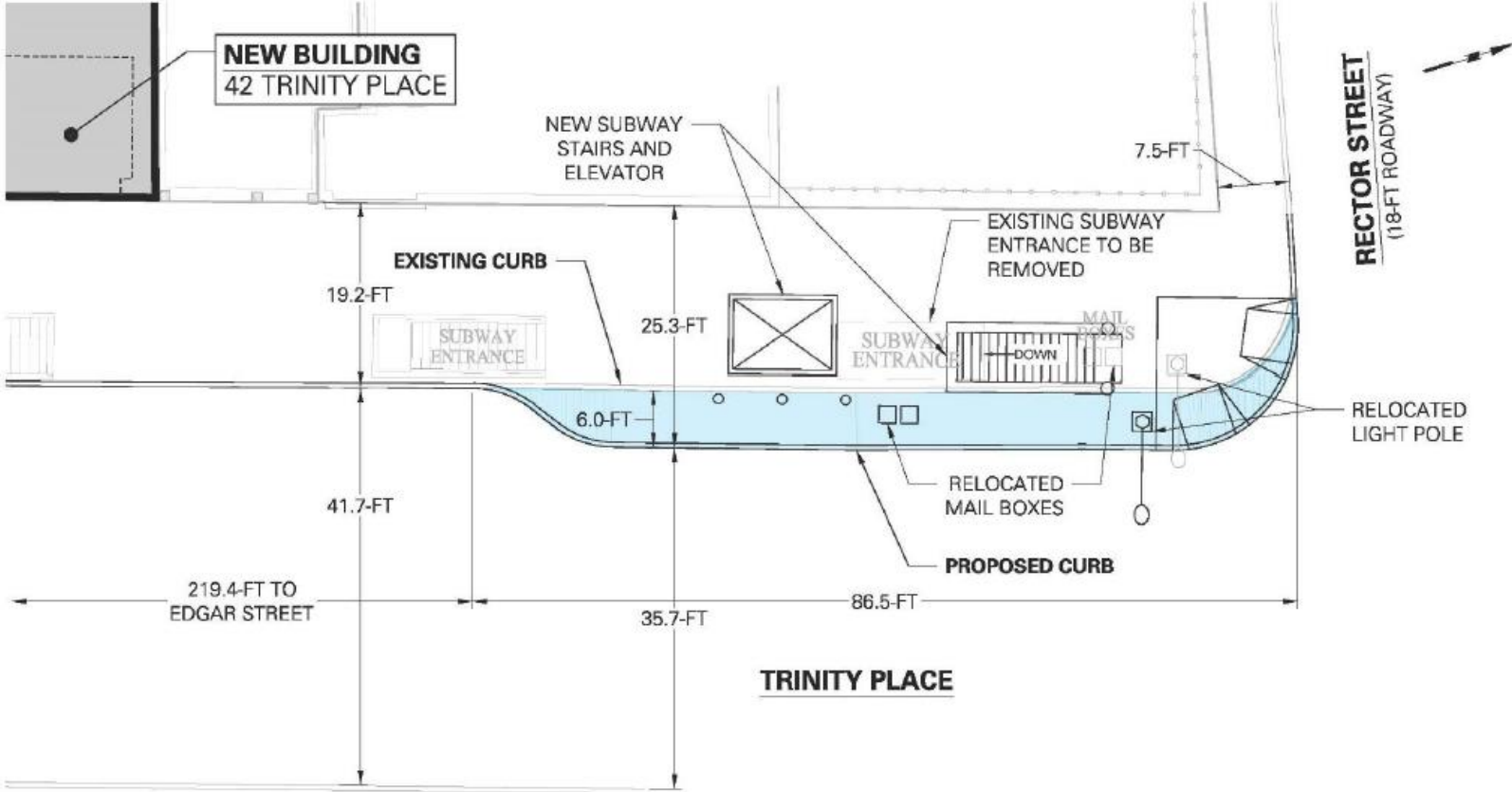


Alt. 1



Alt. 2

Trinity Place / Rector Street Subway Improvements



Trinity Place / Rector Street Subway Improvements



Schedule Milestones

- CB1 Landmarks Committee Review
 - Landmarks Preservation Commission Approval
 - Interior Demolition Complete
 - Mayor & City Council School Siting Approval
 - Exterior Demolition Start
 - Demolition Complete
 - New Building Construction
 - Core & Shell Delivery to SCA
- February 2016
 - March 2016
 - Summer 2016
 - August 2016
 - March 2017
 - June 2017
 - Summer 2017 – Spring 2020
 - 2nd Half 2019

EAST RIVER SKYWAY

PRESENTED BY DANIEL LEVY



SUBWAYS ARE OVERCROWDED
and the L Train is going out of service in 2019!

ADDING ADDITIONAL “TRADITIONAL” CAPACITY INTO MANHATTAN IS DIFFICULT



Massive infrastructure projects like a new subway tunnel or a major bridge are cost prohibitive and impractical solutions. Ferries are unable to transport a significant volume of commuters to useful locations in Manhattan.



EAST RIVER
SKYWAY

EAST RIVER
SKYWAY

EAST RIVER
SKYWAY

EAST RIVER
SKYWAY

EAST RIVER
SKYWAY

EAST RIVER SKYWAY IS THE MOST COST EFFECTIVE SOLUTION FOR ALLEVIATING TRANSPORTATION STRESS



5000 +
PEOPLE / HR /
DIRECTION



3X
SAFER THAN
BUSES & RAIL



STRONG
OPERATES IN WINDS
UP TO 75 MPH



FAST
17 MPH AVG / 26
MPH MAX



GREEN
NO EMISSIONS
OR NOISE

PROPOSED EAST RIVER SKYWAY ROUTE

DELANCEY STREET



6 MINS

WILLIAMSBURG WATERFRONT



WILLIAMSBURG BRIDGE PLAZA BUS TERMINAL



PROPOSED DELANCY STREET STATION WOULD CONNECT TO 13 SUBWAY LINES



DELANCY STREET

12 SUBWAY STATIONS WITHIN 0.65 MILES OF PROPOSED DELANCY ST. STATION, WITH 13 SUBWAY LINES: 6, A, C, E, B, D, F, M, N, R, J, Z, Q

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5



Manhattan Community Board 1 Committee Reports

Tribeca – E. Lewinsohn

- 1) Warren Street dog run issue – Report
- 2) Reversal of the direction of traffic on Jay Street from Hudson to Greenwich Streets – Report
- 3) Citi building renovations – Report
- 4) 190A Duane Street, application for liquor license for Fatmir Caushi or corporation to be formed – Report
- 5) 2017 TD Five Boro Bike Tour – Report
- 6) 385 Greenwich Street, application for alteration to liquor license for Aemal LLC – Resolution
- 7) 51 Warren Street, application for a Board of Standards and Appeals special permit pursuant to section 73-36 of the New York City Zoning Resolution to legalize the operation of a Physical Culture Establishment for “Dancebody” – Resolution

Manhattan Community Board 1 Committee Reports

Tribeca – E. Lewinsohn

- 8) 271 Church Street, application for a Board of Standards and Appeals special permit pursuant to section 73-36 of the New York City Zoning Resolution to legalize the operation of a Physical Culture Establishment for the “Tracy Anderson Method” - Resolution
- 9) Street Activity Permit application by Transportation Alternatives, August 29, 2017 8 a.m. – 8 p.m., Beach Street between Hudson and Greenwich Streets – Resolution



JAY STREET ONE-WAY REVERSAL STUDY

Presentation to Community Board 1
Wednesday, March 8th 2017



Background

- **11/2016 :**
FDNY requested NYCDOT conduct a feasibility study to reverse Jay Street between Hudson Street and Greenwich Street from one-way eastbound to one-way westbound.
- **Key Concern:**
Delayed response times for emergency vehicles going to the area around Jay Street and Greenwich Street due to four consecutive streets eastbound between Jay Street and N Moore Street.
- **Area is mainly composed of residential and local business and P.S 150 Tribeca Learning Center**

Existing Conditions

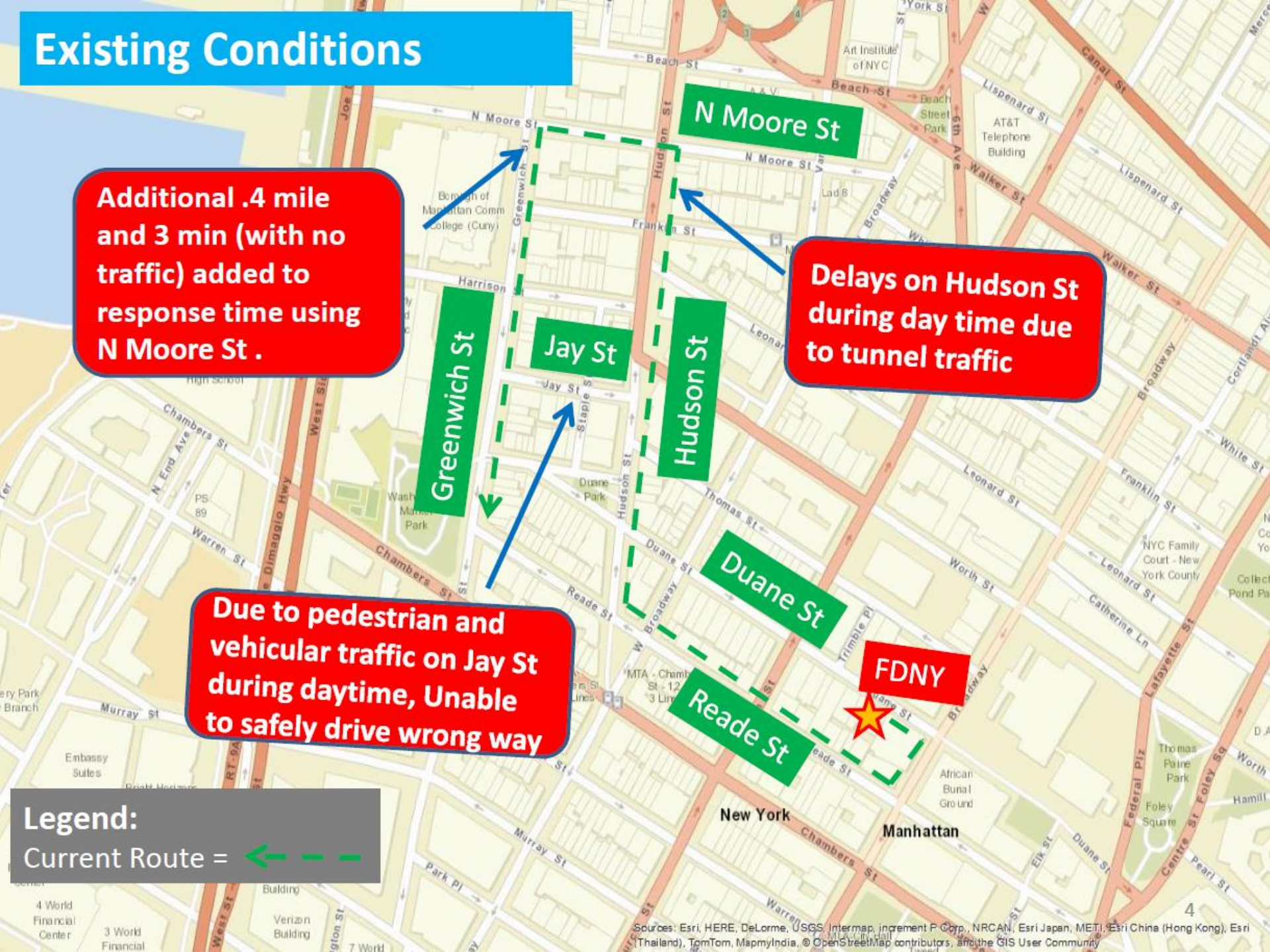
Additional .4 mile and 3 min (with no traffic) added to response time using N Moore St .

Delays on Hudson St during day time due to tunnel traffic

Due to pedestrian and vehicular traffic on Jay St during daytime, Unable to safely drive wrong way

Legend:

Current Route = 



Proposed changes

Overall circulation will improve for local residents and business and allow for better access to the area

Reverse Jay St one-way westbound operation, reduce response times for all emergency vehicles (FDNY, NYPD and EMS).

Legend:

Current route = 

Proposed change = 

Greenwich Street Redevelopment Project Community Board 1 Update

March 8, 2017



388-390 Greenwich

Hubert Street

Auditorium Entry

Social Seating

Seasonal Planting

West Street

ADA Lift

Seating Steps

Social Seating

Retail Space

Outdoor Seating

Retail Entry

Greenwich Street

Lobby

Welcome Feature

Canopy Trees

The Lawn

Accessible Path

North Moore Street



South East Plaza – Opening October 2017



View from Greenwich and N. Moore Streets

South East Plaza – Opening October 2017



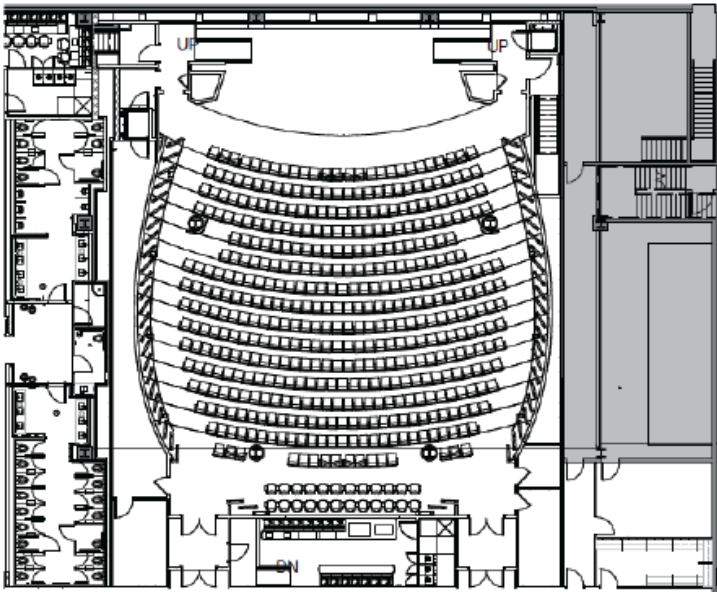
View from N. Moore Street

South East Plaza – Opening October 2017

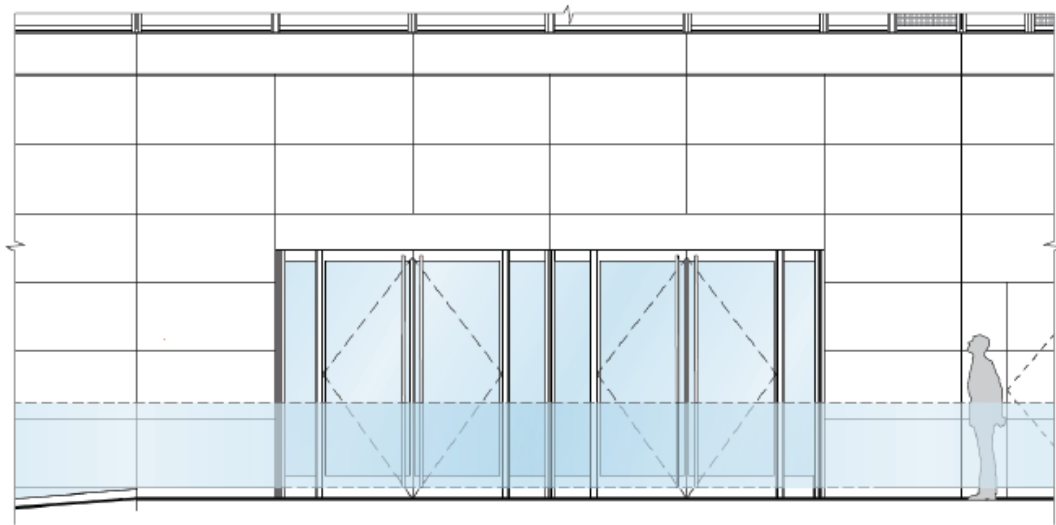


View from Greenwich Street

Auditorium – Opening 2019



Floor Plan



Hubert Street Entrance

Auditorium – Opening 2019



Manhattan Community Board 1

Old Business

Manhattan Community Board 1

New Business

Manhattan Community Board 1 Adjournment

Thank you and goodnight

